

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

# PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** FULTON SECTION 8 HOUSING AGENCY

**PHA Number:** NY504

**PHA Fiscal Year Beginning: (mm/yyyy) 01/00**

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by  
contacting: (select all that apply)**

- ☒ Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-Year Plan**

## PHA Fiscal Years 2000 - 2004

[24 CFR Part 903.5]

### **A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

It is the mission of the City of Fulton, New York, through the Fulton Section 8 Housing Agency to promote and expand adequate affordable housing opportunities by encouraging development of new housing and preserving the City's housing stock, to encourage economic opportunity and ensure a quality living environment free from discrimination.

The Fulton Section 8 Housing Agency is committed to providing decent, safe and sanitary housing for very low income families while maintaining affordable rents; promoting fair housing and the opportunity for very low income families of all ethnic backgrounds to experience freedom of housing choice; and encouraging self-sufficiency for participating families while assisting in expansion of family opportunities which address educational, socio-economic, recreational and human services needs.

### **B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs are strongly encouraged to identify quantifiable measures of success in reaching their objectives over the course of the 5 Years.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

#### **HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- X PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers:
  - X Reduce public housing vacancies: Seek funding for renovation of Pathfinder Courts Housing to promote greater utilization rate at Public housing facility;  
Leverage private or other public funds to create additional housing opportunities: Seek funding for developers of new rental housing;  
Acquire or build units or developments  
Other (list below)
  - X Assist with development of Senior Housing Section 8 assisted Senior units in the former Oak Street School by end of 2000.

The Fulton Section 8 Housing Agency will seek to allocate a maximum of fifteen vouchers either from existing allocations or make application for additional rental vouchers to provide subsidy for this development in order to ensure affordability;

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- X Improve voucher management: (SEMAP score)
- X Increase client satisfaction: Periodic training of housing staff to promote greater sensitivity;
- X Concentrate on efforts to improve specific management functions: (list; e.g., H.Q.S. voucher unit inspections - provide training updates for H.Q.S. inspection personnel)
- X Renovate or modernize public housing units: Help seek funding for modernization of Fulton Housing Authority's Pathfinder Courts Housing Project;
- X Demolish or dispose of obsolete public housing: If demolition is necessary, seek financing to assist with project costs;  
Provide replacement public housing:  
Provide replacement vouchers:  
Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- X Provide voucher mobility counseling: Address in a Video and Brochure;
- X Conduct outreach efforts to potential voucher landlords: Schedule a public informational meeting to encourage participation by new landlords in the community outside of areas of high low/mod concentrations;
- X Increase voucher payment standards: Increase annually, as appropriate.  
Implement voucher homeownership program:  
Implement public housing or other homeownership programs:  
Implement public housing site-based waiting lists:  
Convert public housing to vouchers:  
Other: (list below)

### **HUD Strategic Goal: Improve community quality of life and economic vitality**

- X PHA Goal: Provide an improved living environment  
Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income

public housing households into lower income developments:  
Implement measures to promote income mixing in public housing by  
assuring access for lower income families into higher income  
developments:

Implement public housing security improvements:

- X Designate developments or buildings for particular resident groups (elderly, persons with disabilities) Facilitate development of maximum fifteen (15) additional units of Section 8 assisted Senior Housing at Oak Street School by end 2000;  
Other: (list below)

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- X PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- X Increase the number and percentage of employed persons in assisted families: Collaboration with Cayuga Community College and Human Services providers to schedule workshops which provide information on topics such as availability of child care, educational opportunities, personal hygiene, housekeeping and work skills development, drug and substance abuse, budgeting, nutrition and home maintenance.
- X Provide or attract supportive services to improve assistance recipients' employability: Coordinate with Human Services Providers regularly scheduled workshops which provide informative topics such as obtaining a G.E.D., availability of scholarships for higher education; availability of appropriate clothing for the work environment through programs such as "Donna's Closet"; availability of day care and/or child care opportunities; personal hygiene, communication skills, etc. Provide or attract supportive services to increase independence for the elderly or families with disabilities.  
Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
  - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Continue to advertise in local papers and on radio information regarding the City's Fair Housing Law; Conduct informational meetings with new and prospective landlords to ensure equal housing opportunity;
  - X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: Continue to seek rehab grant/loan funding to ensure rental units available are safe, sanitary and affordable throughout the community; access information regarding applicant family's prior history with regard to drug and/or violent behavior; assist the City with both the DARE and Fire Prevention Programs; provide grant assistance to landlords with elimination of Lead Based Paint where units house children identified as having an E.B.L.
  - X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Continue to seek rehab grant/loan funding and collaborate with entities which provide assistance to persons with disabilities to make which improvements which ensure accessibility of rental units; provide funding to supplement the City's Affordable Homeownership Program where modifications are required to ensure accessibility;  
Other: (list below)

**Other PHA Goals and Objectives: (list below)**

1. Promote upward mobility and greater self-sufficiency for clients by providing easier access to educational opportunities and supportive services necessary to achieve self-sufficiency; Coordinate scheduling of workshops and subsidize, as necessary, educational materials and training; sponsor G.E.D. Courses to encourage greater self-sufficiency.

The Section 8 Housing Agency and its Resident Advisory Board identified the need for better access to and greater participation in the achievement of Family Self Sufficiency as its primary objective. Activities proposed to meet this objective include:

- a.
  1. Offer and subsidize, as needed, trainings and workshops to help clients attain self-sufficiency, as well as provide information to participants about existing training/workshops available;
  2. Expand technical assistance and training; encourage participants to utilize the Microenterprise Program for technical assistance, business training and low-interest loan funding;
  3. Strengthen linkages between Section 8 Housing Agency and other Service providers to encourage greater understanding and

accessibility to rental assistance program and programs which encourage Family Self Sufficiency.

- b. Promote Homeownership as an Option of Self-Sufficiency and an alternative to long-term rental assistance. Homeownership has been and will continue to be identified as an attainable goal to self-sufficiency. Activities proposed to meet this objective include:
  - 1. Continue to seek funding to expand the City's ongoing Affordable Homeownership Program. Program provides upfront grant assistance with mortgage, closing cost and downpayments.
  - 2. Sponsor annual workshops for potential homebuyers to promote homeownership as a realistic and attainable housing choice / goal; Program provides upfront cash grant to assist with underwriting of mortgage, closing costs and downpayment;
  - 3. Sponsor workshops for existing very low and low/mod homeowners on topics such as budgeting, maintenance and other pertinent topics;
- c: Construct new housing units in conjunction with Fulton Community Revitalization Corporation, a not-for-profit, on City-owned vacant parcels:
  - 1. Encourage the City to recover tax delinquent, vacant, deteriorated structures and seek funding for demolition and new construction of new, affordable, single-family homes, providing homeownership funding, as necessary, to maximize affordability.
- d. Collaborate with the Dept. of Social Services and other human services providers to encourage continued advocacy for all clients, particularly those at 50% and 30% of median income:
  - 1. Outreach and continue advocacy for clients with incomes at or below 30% and 50% of median income, particularly critical in helping clients become less dependent upon Federal and State Aid Programs. Several activities aimed at achieving this include:
    - a. Create a video and accompanying written brochure for client briefing which includes information on a variety of human services available;
    - b. Provide four (4) workshops annually on two specific topics (housekeeping skills and budget/debt & credit) and encourage all clients to attend;
    - c. Improve accessibility to services available by establishing a System of referral from human services agencies to the Fulton Section 8 Housing Agency and from the Fulton Section 8

Housing Agency to human services agencies;

- e. Work with all other human services agencies to streamline the Application process and provide One-Stop Adequacy through service providers available in the community:
  - 1. Streamlining the often-complicated application process and providing a one-stop referral center for all clients but particularly those with incomes at or below 30% and 50% of median;
  - 2. Work with other Agencies to establish and staff a location which houses human service personnel to assist with emergency assistance with rent and how and where to access technical assistance with problems;

**Annual PHA Plan**  
**PHA Fiscal Year 2000**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Streamlined Plan: Section 8 Housing Only**

**X      Administering Section 8 Only**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Fulton Community Development Agency administers the Fulton Section 8 Housing Program, Affordable Homeownership, Revolving and Microenterprise Loan and Housing Rehabilitation Programs and is responsible for preparation and implementation of the City's Abbreviated Consolidated Plan. Therefore, all housing needs identified are addressed and consistent with the City's Abbreviated Consolidated Plan and funding resources that can be brought to bear using CDBG, HOME, Section 8 Rental Assistance Programs and other local and state funding sources.



The Annual Plan which is attached hereto was developed by the City of Fulton Section 8 Housing Agency, hereinafter referred to as the HA in this document and accompanying Plan, in accordance with the Rules and Regulations promulgated by HUD.

The goals and objectives of this HA are contained in the Five-Year Plan, Abbreviated Consolidated Plan and the Section 8 Administrative Plan. These were written to comply with the HUD Guidelines, Rules and Regulations and Federal Law. The basis goals and objectives are:

1. To provide decent, safe and sanitary housing for very low income families while maintaining affordable rents;
2. To promote fair housing and the opportunity for very low-income families of all ethnic backgrounds to experience freedom of housing choice;
3. To encourage self-sufficiency of participant families and assist in the expansion of family opportunities which address educational, socio-economic, recreational and other human services needs;
4. To administer an efficient, high-performing Agency through improvement of the HA's support systems.

The HA does not plan to have any deviations from the Five-Year Plan.

This Plan was written after consultation with necessary parties and entities as provided in the guidelines issued by HUD. All necessary accompanying documents are attached to the document, or are available upon request.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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## **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **separate** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments: N/A - Administering Section 8 Only

Admissions Policy for Deconcentration

FY 2000 Capital Fund Program Annual Statement

Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

PHA Management Organizational Chart - Attached

FY 2000 Capital Fund Program 5 Year Action Plan - N/A

Public Housing Drug Elimination Program (PHDEP) Plan - N/A

Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) No Comments Received

Other (List below, providing each attachment name)

NY504a01 – PHA Certification of Compliance with the PHA Plans

NY504a02 – Certification of Consistency with the Consolidated Plan

## **Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the "Applicable & On

Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

### List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations 5 Year and Annual Plans	
X	State/Local Government Certification of Consistency with the Consolidated Plan 5 Year and Annual Plans	
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. 5 Year and Annual Plans	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
N/A	Most recent board-approved operating budget for the public housing program Annual Plan: Financial Resources;	
N/A	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan Public Housing Deconcentration and Income Mixing Documentation: 1.PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2.Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual

- Plan: Demolition and Disposition
- Approved or submitted applications for designation of public housing (Designated Housing Plans) Annual Plan: Designation of Public Housing
- Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act Annual Plan: Conversion of Public Housing
- Approved or submitted public housing homeownership programs/plans Annual Plan: Homeownership
- X Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan Annual Plan: Homeownership
- X Any cooperative agreement between the PHA and the TANF agency Annual Plan: Community Service & Self-Sufficiency
- X FSS Action Plan/s for public housing and/or Section 8 Annual Plan: Self-Sufficiency
- X Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports Annual Plan: Community Service & Self-Sufficiency
- The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)
- Annual Plan: Safety and Crime Prevention
- X The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any find
- Annual Plan: Annual Audit
- Troubled PHAs: MOA/Recovery Plan Troubled PHAs
- Other supporting documents (optional) (list individually; use as many lines as necessary) (specify as needed)

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

## A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

### Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Afford-ability	Supply	Quality	Accessibility	Size	Location
Extremely Low Income <30% AMI	627	5	3	3	3	3	3
Very Low Income (.30% but <50% of AMI)	134	5	3	3	3	3	3
Low Income (>50% but <80% of AMI)	358	5	3	3	3	3	3
Elderly	1,012	5	1	3	3	1	3
Families with Disabilities	695	5	5	3	5	2	2

### Race/Ethnicity:

White	2,652	5	3	3	3	3	3
Black	34	5	3	3	3	3	3
Hispanic	85	5	3	3	3	3	3
Asian Pacific	38	5	3	3	3	3	3
American Indian	17	5	3	3	3	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- X Consolidated Plan of the Jurisdiction/s  
Indicate year: 1999
- X U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset 1990 Census Data  
American Housing Survey data  
Indicate year:  
Other housing market study  
Indicate year:  
Other sources: (list and indicate year of information)

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

### Housing Needs of Families on the Waiting List

Waiting list type: **SECTION 8 TENANT-BASED RENTAL ASSISTANCE  
WAITING LIST**

	# of families	% of total families	Annual Turnover
Waiting list total	160		426
Extremely low income (<30% AMI)	125	78%	
Very low income (>30% but <50% AMI)	35	22%	
Low income	0	0	

(>50% but <80% AMI)

Families with children	59	36%
Elderly families	4	2%
Families with Disabilities	44	28%
Race/ethnicity	16	10%

Characteristics by Bedroom Size (Public Housing Only) N/A

1 BR  
2 BR  
3 BR  
4 BR  
5 BR  
5+BR

Is the waiting list closed (select one)? No If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? No Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? N/A

### **C. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- X Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction: adjust annually
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- X Pursue housing resources other than public housing or Section 8 tenant-based assistance, i.e., HOME Program funding;
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- X Adopt rent policies to support and encourage work: Continue to encourage participation in FSS Program
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**



**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- X Adopt rent policies to support and encourage work: Continue to encourage participation in FSS Program
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- X Apply for special-purpose vouchers targeted to the elderly, should they become available, as needed, for development of Senior Housing at Oak Street School;
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- X Affirmatively market to local non-profit agencies that assist families with disabilities (Arise and Enable)
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- X Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- X Funding constraints
- X Staffing constraints
- X Limited availability of sites for assisted housing (new construction)
- X Extent to which particular housing needs are met by other organizations in the community (DSS, Oswego County Section 8 Housing Agency, Arise and Enable);
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- X Community priorities regarding housing assistance
- X Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Board
- X Results of consultation with advocacy groups
- Other: (list below)
- X Monitoring of Section 8 Waiting List in the City, the County and other providers of housing in the community;

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-

based assistance, Section 8 supportive services or other.

**Financial Resources: Planned Sources of Funds:**

	<b>Section 8 Certs</b>	<b>Section 8 Vouchers</b>	<b>Affordable Homeownership</b>	<b>HOUSING REHAB</b>
<b>SECTION 8 ACC</b>	<b>\$1,098,073</b>	<b>\$700,605</b>		
<b>CURRENT YEAR FEDERAL GRANTS</b>			<b>\$150,000</b>	<b>\$800,000</b>
<b>PRIOR YEAR FEDERAL GRANT</b>			<b>\$150,000</b>	<b>\$800,000</b>
<b>RESERVES - SECTION 8</b>	<b>\$ 327,428</b>	<b>\$226,998</b>		
<b><u>USE OF FUNDS:</u></b>				
<b>Admin. Expenses</b>	<b>\$ 116,901</b>	<b>\$ 97,334</b>		
<b>Section 8 Payments</b>	<b>\$ 847,548</b>	<b>\$567,552</b>		
<b>OTHERS - CDBG/ HOME</b>			<b>\$150,000</b>	<b>\$800,000 \$800,000</b>
<b>SURPLUS/DEFICIT</b>				
<b>NEW FAMILIES (INCREASE IN UNITS OVER PRIOR YEAR)</b>	<b>0</b>	<b>0</b>		

**TOTAL FAMILIES 233 194  
ASSISTED**

**TOTAL OBLIGATED BUT NOT YET DISBURSED:**

\$150,000 from FY98 Small Cities CDBG Grant funding for rehab of  
Oak Street School to encourage development of maximum fifteen (15) additional  
units of Section 8 assisted Senior Housing;

**3. Public Housing Dwelling Rental Income**

N/A

**4. Other income (list below)**

**Program Income: Rehab recapture funds to be utilized for additional rehab activities within the community;**

**Affordable Homeownership recapture funds to be utilized for funding of additional AHO opportunities within the community;**

**4. Non-federal sources (list below)**

**Total resources**

**3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

**A. Public Housing N/A**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

**(1) Eligibility**

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
  - When families are within a certain number of being offered a unit: (state number)
  - When families are within a certain time of being offered a unit: (state time)
  - Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
  - Criminal or Drug-related activity
  - Rental history
  - Housekeeping
  - Other (describe)
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
  - Community-wide list
  - Sub-jurisdictional lists
  - Site-based waiting lists
  - Other (describe)
- b. Where may interested persons apply for admission to public housing?
  - PHA main administrative office
  - PHA development site management office
  - Other (list below)
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**
  1. How many site-based waiting lists will the PHA operate in the coming year?
  2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
  3. Yes No: May families be on more than one list simultaneously  
If yes, how many lists?
  4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
    - PHA main administrative office
    - All PHA development management offices
    - Management offices at developments with site-based waiting lists
    - At the development to which they would like to apply
    - Other (list below)

### **(3) Assignment**

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
  - One
  - Two
  - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting

list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

Other: (list below)

. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

Working families and those unable to work because of age or disability

Veterans and veterans' families

Residents who live and/or work in the jurisdiction

Those enrolled currently in educational, training, or upward mobility programs

Households that contribute to meeting income goals (broad range of incomes)

Households that contribute to meeting income requirements (targeting)

Those previously enrolled in educational, training, or upward mobility programs  
Victims of reprisals or hate crimes  
Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

Voluntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden

Other preferences (select all that apply)

Working families and those unable to work because of age or disability  
Veterans and veterans' families  
Residents who live and/or work in the jurisdiction  
Those enrolled currently in educational, training, or upward mobility programs  
Households that contribute to meeting income goals (broad range of incomes)  
Households that contribute to meeting income requirements (targeting)  
Those previously enrolled in educational, training, or upward mobility programs  
Victims of reprisals or hate crimes  
Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

The PHA applies preferences within income tiers  
Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

## **(5) Occupancy**

- a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)
- The PHA-resident lease

The PHA's Admissions and (Continued) Occupancy policy  
PHA briefing seminars or written materials  
Other source (list)

- b. How often must residents notify the PHA of changes in family composition? (select all that apply)
- At an annual reexamination and lease renewal
  - Any time family composition changes
  - At family request for revision
  - Other (list)

**(6) Deconcentration and Income Mixing**

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?
- b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site-based waiting lists
  - If selected, list targeted developments below:  
  
Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
  - If selected, list targeted developments below:  
  
Employing new admission preferences at targeted developments
  - If selected, list targeted developments below:  
  
Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
  - Actions to improve the marketability of certain developments
  - Adoption or adjustment of ceiling rents for certain developments
  - Adoption of rent incentives to encourage deconcentration of poverty and income-



mixing

Other (list below)

- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

## **B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☐ Criminal or drug-related activity only to the extent required by law or regulation ;
  - ☒ Criminal and drug-related activity, more extensively than required by law or regulation: monitoring of newspapers which publish information related to criminal activity in the community with regard to applicants on waiting list and participants on program;
  - ☒ More general screening than criminal and drug-related activity (list factors below)
    - a. Agency routinely screens for families who have left the program in "bad standing owing for damage claims and/or repayment agreements due to old damage claims and repayment agreements executed as a result of failure to report income, etc.
- b. Yes Does the PHA request criminal records from local law enforcement agencies for screening purposes
- c. Yes Does the PHA request criminal records from State law enforcement agencies for screening purposes? If local enforcement indicates further search necessary;
- d. No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- X Criminal or drug-related activity
- X Other (describe below)
- X Tenant family with a history of damage claims, housekeeping problems/vermin, history of failure to pay or late payment of tenant-portion of rent and/or utilities, history of incompatibility with other tenants in a multi-unit dwelling;

## **(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
  - X None
  - Federal public housing
  - Federal moderate rehabilitation
  - Federal project-based certificate program
  - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
  - X PHA main administrative office
  - Other (list below)

## **(3) Search Time**

- a. Yes: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

If a family has been diligently searching for a unit but unable to find one;  
family illness which has impacted the family's ability to search for housing;

## **(4) Admissions Preferences**

- a. Income targeting

No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

- 1. Yes Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- X Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- 1      Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability

Veterans and veterans' families  
Residents who live and/or work in your jurisdiction  
Those enrolled currently in educational, training, or upward mobility programs  
Households that contribute to meeting income goals (broad range of incomes)  
Households that contribute to meeting income requirements (targeting)  
Those previously enrolled in educational, training, or upward mobility programs  
Victims of reprisals or hate crimes  
Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- X      Date and time of application  
        Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
- This preference has previously been reviewed and approved by HUD  
        The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- X      Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- X      The Section 8 Administrative Plan  
X      Briefing sessions and written materials  
        Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- X      Through published notices  
        Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing - N/A ADMINISTERING SECTION 8 ONLY**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

For all developments

For all general occupancy developments (not elderly or disabled or elderly only)  
For specified general occupancy developments  
For certain parts of developments; e.g., the high-rise portion  
For certain size units; e.g., larger bedroom sizes  
Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

Market comparability study  
Fair market rents (FMR)  
95<sup>th</sup> percentile rents  
75 percent of operating costs  
100 percent of operating costs for general occupancy (family) developments  
Operating costs plus debt service  
The "rental value" of the unit  
Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

Never  
At family option  
Any time the family experiences an income increase  
Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_  
Other (list below)

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

- a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

The section 8 rent reasonableness study of comparable housing  
Survey of rents listed in local newspaper

Survey of similar unassisted units in the neighborhood  
Other (list/describe below)

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

The Voucher Payment Standard is currently set at 90% of the Fair Market Rent for the Syracuse Metropolitan Statistical Area (MSA) and is adjusted annually, as needed. The "minimum family contribution" must be at least 10% of the monthly adjusted income, or the minimum rent. The minimum rent is set a zero dollars (\$0) and the Agency shall apply exceptions as set forth in the HUD regulations and in Chapter 6 of the Section 8

## **Administrative Plan.**

a. What is the PHA's payment standard? (select the category that best describes your standard)

- X      At or above 90% but below 100% of FMR  
         100% of FMR  
         Above 100% but at or below 110% of FMR  
         Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- X      FMRs are adequate to ensure success among assisted families in the PHA's



- segment of the FMR area
  - X The PHA has chosen to serve additional families by adjusting the payment standard to within 90% of FMR
  - X Reflects market or submarket
  - Other (list below)
- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply) N/A at this time.
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
  - Reflects market or submarket
  - To increase housing options for families
  - Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- X Annually
  - Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- X Success rates of assisted families
  - X Rent burdens of assisted families
  - Other (list below)

## **(2) Minimum Rent**

- a. What amount best reflects the PHA's minimum rent? (select one)
- X \$0
  - \$1-\$25
  - \$26-\$50
- b. Yes Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)
- The minimum rent for both the Voucher and Certificate Programs is set at zero (\$0) and the Agency shall apply exceptions as set forth in the HUD Regulations and in Chapter 6 of the Administrative Plan.

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

X An organization chart showing the PHA's management structure and organization is attached.

A brief description of the management structure and organization of the PHA follows:

### B. HUD Programs Under PHA Management

- List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
--------------	---	-------------------

Section 8 Vouchers	233	25%
--------------------	-----	-----

Section 8 Certificates	192	25%
------------------------	-----	-----

Special Purpose Section 8  
Certificates/Vouchers:

FSS Vouchers	30	10%
--------------	----	-----

Other Federal Programs(list individually)

### C. Management and Maintenance Policies N/A Administering Section 8 Only

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

### **6.PHA Grievance Procedures - N/A - ADMINISTERING SECTION 8 ONLY**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

**A. Public Housing**

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)  
PHA main administrative office  
PHA development management offices  
Other (list below)

**B. Section 8 Tenant-Based Assistance**

1. No Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)  
X PHA main administrative office  
Other (list below)

**7. Capital Improvement Needs - N/A ADMINISTERING SECTION 8 HOUSING ONLY**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

**A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

**(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital

activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

## **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **or** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund?  
(if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund) - N/A ADMINISTERING SECTION 8 HOUSING ONLY**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development  
Revitalization Plan submitted, pending approval  
Revitalization Plan approved  
Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

## **8. Demolition and Disposition - N/A - ADMINISTERING SECTION** **8 HOUSING ONLY**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

### 2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

### **Demolition/Disposition Activity Description**

1a. Development name: 1b. Development (project) number:

2. Activity type: Demolition Disposition

3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities - N/A ADMINISTERING SECTION 8 HOUSING HOUSING ONLY**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)
2. Activity Description  
Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

**Designation of Public Housing Activity Description**

- 1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly Occupancy by families with disabilities Occupancy by only elderly families and families with disabilities
3. Application status (select one) Approved; included in the PHA's Designation Plan Submitted, pending approval Planned application
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) New Designation Plan Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) Part of the development Total development

**10. Conversion of Public Housing to Tenant-Based Assistance - N/A**  
**ADMINISTERING SECTION 8 ONLY**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD  
FY 1996 HUD Appropriations Act**

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)
2. Activity Description  
Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

**Conversion of Public Housing Activity Description**

1a. Development name: 1b. Development (project) number:

2. What is the status of the required assessment? Assessment underway Assessment results submitted to HUD Assessment results approved by HUD (if marked, proceed to next question) Other (explain below)

3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

Conversion Plan in development Conversion Plan submitted to HUD on:

(DD/MM/YYYY) Conversion Plan approved by HUD on: (DD/MM/YYYY) Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) Units addressed in a pending or approved demolition application (date submitted or approved: ) Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) Requirements no longer applicable: vacancy rates are less than 10 percent Requirements no longer applicable: site now has less than 300 units Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

The City of Fulton Community Development Agency developed an Affordable Homeownership Program funded in FY92 with Small Cities CDBG Program auspices. This Program continues to receive additional funding from allotments from competitive CDBG Small Cities funding opportunities.

AHO Program Guidelines require participants to attend both pre and post-purchase counseling sessions. Upfront cash assistance is provided to qualified low/mod income families for mortgage write-down and assistance with closing costs and downpayment requirements. The FSS Coordinator provides information regarding the AHO Program to all FSS participants, encouraging them to consider homeownership as they set their goals. Preference for funding is given former Section 8 and FSS participants.

To date, 68 families have successfully made the transition from renter to homeowner as a result of CDBG Small Cities funding. The following table identifies statistics pertaining to the City's AHO Program:

Disabled Head/Spouse	Disabled Special Needs Family Member	Former Section 8 Participant	From Section 8 Waiting List	Minority Family	Female H/H
4	6	12	3	4	23

### **A. Public Housing N/A ADMINISTERING SECTION 8 ONLY**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPEI program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S.



Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

**Public Housing Homeownership Activity Description (Complete one for each development affected)**

- 1a. Development name: 1b. Development (project) number:  
2. Federal Program authority: HOPE I 5(h) Turnkey III Section 32 of the USHA of 1937 (effective 10/1/99)  
3. Application status: (select one) Approved; included in the PHA's Homeownership Plan/Program Submitted, pending approval Planned application  
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)  
5. Number of units affected: 6. Coverage of action: (select one) Part of the development Total development

**B. Section 8 Tenant Based Assistance**

1. No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

**12. PHA Community Service and Self-sufficiency Programs N/A - AGENCY ADMINISTERING SECTION 8 ONLY**

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

**A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

Yes Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 07/14/99

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- X Client referrals
- X Information sharing regarding mutual clients (for rent determinations and otherwise)
- X Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- X Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families

- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA  
 Preference/eligibility for public housing homeownership option participation  
 Preference/eligibility for section 8 homeownership option participation  
 X Other policies (list below)  
 Affordable Homeownership Program

b. Economic and Social self-sufficiency programs

- No Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

**Services and Programs**

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
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**(2) Family Self Sufficiency program/s**

a. Participation Description

**Family Self Sufficiency (FSS) Participation**

Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 10/01/99:
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Section 8	30	30
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- b. N/A: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
 If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from

welfare program requirements) by: (select all that apply)

- N/A Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - N/A Informing residents of new policy on admission and reexamination
  - N/A Actively notifying residents of new policy at times in addition to admission and reexamination.
  - X Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - X Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

**13. PHA Safety and Crime Prevention Measures- N/A**

**ADMINISTERING SECTION 8 ONLY**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

High incidence of violent and/or drug-related crime in some or all of the PHA's developments

High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments

Residents fearful for their safety and/or the safety of their children

Observed lower-level crime, vandalism and/or graffiti

People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY - N/A ADMINISTERING SECTION 8 ONLY**

[24 CFR Part 903.7 9 (n)]

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. Yes Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. Yes Was the most recent fiscal audit submitted to HUD?
3. No Were there any findings as the result of that audit?
4. N/A If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_
5. N/A Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

**17. PHA Asset Management - N/A ADMINISTERING SECTION 8 ONLY**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

- . What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)
- 3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

- 1. No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
- 2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
  - Attached at Attachment (File name)
  - Provided below:
- 3. In what manner did the PHA address those comments? (select all that apply)
  - Considered comments, but determined that no changes to the PHA Plan were necessary.
  - The PHA changed portions of the PHA Plan in response to comments
  - List changes below:
  - Other: (list below)

### **B. Description of Election process for Residents on the PHA Board - N/A ADMINISTERING SECTION 8 ONLY**

- 1. Yes Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
- 3. Description of Resident Election Process
  - a. Nomination of candidates for place on the ballot: (select all that apply)
    - Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance  
Self-nomination: Candidates registered with the PHA and requested a place on ballot  
Other: (describe)

b. Eligible candidates: (select one)

Any recipient of PHA assistance  
Any head of household receiving PHA assistance  
Any adult recipient of PHA assistance  
Any adult member of a resident or assisted family organization  
Other (list)

c. Eligible voters: (select all that apply)

All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)  
Representatives of all PHA resident and assisted family organizations  
Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: CITY OF FULTON, NEW YORK, ABBREVIATED CONSOLIDATED PLAN
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- X The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - a. Rehab - Owner occupied and investor-owned targeted area and HOME Program;
  - b. Affordable Homeownership Program;
  - c. Lead Based Paint Remediation - targeted to units housing Section 8 tenants where child has been identified as having an Elevated Blood Level (E.B.L)
  - d. Microenterprise Loan Fund Program: Preference given for start-up and expansion of microbusinesses where owner is low/mod or where low/mod job creation will result;

Other: (list below)



4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

1. The City's Abbreviated Consolidated Plan identifies housing needs of Fulton's very low, lower and low/mod income households residing in the City, as well as the needs of Fulton's growing elderly population.

According to the City's Abbreviated Consolidated Plan, 44% of all households are renters; 62% of the renter households are low/mod; 47% live in inadequate units and 71% of low/mod renters live in inadequate units. 60% of the rental units inspected by the City's Code Enforcement Office are "substandard" (with one or more items failing to meet Code on initial inspection and requiring re-inspection);

Housing needs are identified in three categories: adequacy of units; the extent to which households live in overcrowded conditions and the extent to which households bear an excessive cost burden in paying for housing.

The City's Abbreviated Consolidated Plan denotes the need for rehabilitation of investor-owned and owner-occupied housing units to stabilize existing housing stock as there is little available land for new housing development. The City's Rehab efforts include the identification of units housing Section 8 families with children identified as having elevated blood level with targeting of Lead Based Paint Remediation Program funding to those units.

Rehab will stabilize neighborhoods in transition and ensure an adequate supply for rental or for purchase of safe, sanitary and affordable units by low/mod persons through the City's Affordable Homeownership Program.

The City's Abbreviated Plan denotes the need to encourage self-sufficiency for low/mod persons. Business Training and funding has been earmarked for start-up or expansion of microbusiness enterprises, with funding earmarked for persons who are either low/mod or where applicant intends to hire low/mod persons. A preference for funding is given to Section 8 FSS participants.

The City's Abbreviated Consolidated Plan denotes the need to expand homeownership opportunities to Fulton's low/mod, long-term renter population. The City's Affordable Homeownership Program provides upfront cash assistance with mortgage, downpayment and closing costs. The Agency continues to encourage homeownership as a goal for

FSS participants on the Fulton Section 8 Housing Program.

**D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

**Attachments**

Use this section to provide any additional attachments referenced in the Plans.

**PHA Plan  
Table Library**

**Component 7  
Capital Fund Program Annual Statement  
Parts I, II, and II**

**Annual Statement- N/A**

**Capital Fund Program (CFP) Part I: Summary** Capital Fund Grant Number  
FFY of Grant Approval: (MM/YYYY) Original Annual Statement

Line No.	Summary by Development Account	Total	Estimated Cost
1	Total Non-CGP Funds		
2	1406 Operations		
3	1408 Management Improvements		
4	1410 Administration		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		

9	1450	Site Improvement
10	1460	Dwelling Structures
11	1465.1	Dwelling Equipment-Nonexpendable
12	1470	Nondwelling Structures
13	1475	Nondwelling Equipment
14	1485	Demolition
15	1490	Replacement Reserve
16	1492	Moving to Work Demonstration
17	1495.1	Relocation Costs
18	1498	Mod Used for Development
19	1502	Contingency
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement - N/A**

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work
Categories Development Account Number	Total Estimated Cost

**Annual Statement - N/A**

**Capital Fund Program (CFP) Part III: Implementation Schedule - NA**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)
All Funds Expended (Quarter Ending Date)	

**Optional Table for 5-Year Action Plan for Capital Fund (Component 7)**

**N/A PROVIDING SECTION 8 ASSISTANCE ONLY**

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

**Optional 5-Year Action Plan Tables**

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units
% Vacancies in Development		

Description of Needed Physical Improvements or Management Improvements	Estimated Cost
--	----------------

**Planned Start Date (HA Fiscal Year)**

**Total estimated cost over next 5 years**

**Optional Public Housing Asset Management Table - N/A PROVIDING  
SECTION 8 ASSISTANCE ONLY**

See Technical Guidance for instructions on the use of this table, including information to be provided.

**Public Housing Asset Management - N/A PROVIDING SECTION 8  
ASSISTANCE ONLY**

**Development Identification Activity Description**

Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III
<i>Component 7a</i>	Development Activities	<i>Component 7b</i> Demolition / disposition <i>Component 8</i> Designated housing
<i>Component 9</i>	Conversion	<i>Component 10</i> Home- ownership <i>Component 11a</i> Other (describe) <i>Component 17</i>

**PHA CERTIFICATION OF COMPLIANCE WITH  
THE PHA PLANS AND RELATED REGULATIONS AND  
BOARD RESOLUTION ATTACHED**

Acting on behalf of the Board of Directors of the City of Fulton Community Development Agency/Fulton Section 8 Housing Agency (PHA) listed below, its Chairman, I approve the submission of the Five-year Plan and Annual Plan for the PHA fiscal year beginning 1 January 2000, hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable Abbreviated Consolidated Plan for the jurisdiction in which the PHA is located;
2. The Plan contains a Certification by the Board of the Fulton Community Development Agency that the Plan is consistent with the applicable Abbreviated Consolidated Plan for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Abbreviated Consolidated Plan;
3. The PHA has established a Resident Advisory Board, the membership of which represents the residents assisted by the PHA, consulted with this Board in developing this Plan and considered the recommendation of the Board. The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the American's with Disabilities Act of 1990;
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within these programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975;
8. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped;
9. The PHA will comply with the requirements of Section 3 of the Housing and

- Urban Development Act of 1968, Employment Opportunities for Low or Very Low Income Persons and with its implementing regulation at 2 CFR part 135;
10. The PHA has submitted with the Plan a Certification with regard to a Drug Free Workplace required by 24 CFR Part 24, Subpart F;
  11. The PHA has submitted with the Plan a Certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms is required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49CFR Part 24, as applicable;
  12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable;
  13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24CFR5.015(a);
  14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR part 58'
  15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements;
  16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR part 35;
  17. The PHA will comply with the Policies, Guidelines and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Government) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally recognized Indian Tribal Governments;
  18. The PHA will undertake only activities and Programs covered by the Plan in a manner consistent with its Plan;
  19. All attachments to the Plan have been and will continue to be available at all times and at all locations that the PHA Plan is available for Public inspection. All required supporting documents have been made available for public inspection along the Plan and attachments at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

**FULTON SECTION 8 HOUSING AGENCY**

PHA NAME

**NY 504**

PHA NUMBER

\_\_\_\_\_  
MICHAEL K. STAFFORD, CHAIRMAN  
FULTON COMMUNITY DEVELOPMENT AGENCY

\_\_\_\_\_  
28 OCTOBER 1999

